



POST OFFICE BOX 850 * COWETA, OKLAHOMA 74429. PH. (918) 486-2189 FAX (918) 486-5366
www.coweta.lib.ok.us

CITY OF COWETA BUILDING PERMIT APPLICATION. SHADED AREAS OFFICE USE ONLY!

| Property Location | | | | Date Issued | | Permit No. | |
|----------------------------------------|-------|-------------------|----------------|------------------------------|-----------------------------|------------|---------------------------|
| Lot | Block | Tract/ Subdiv. | | | | | |
| Street (Address) | | | City/State/Zip | | Set Backs (In Feet) | | |
| | | | | | Front | Side | Rear |
| Owner | | | Phone | | | | |
| Mailing Address | | | City/State/Zip | | Zone | | Bldg. Type |
| | | | | | | | |
| Primary Contact/Architect/Contractor | | | Phone | | Flood Zone: A B C X | | Base Flood Elevation |
| | | | | | Proposed Lowest Fin Flr Elv | | Proposed Nrst Adj Grd Elv |
| Mailing Address | | | City/State/Zip | | Living Area Sq Ft | | |
| | | | | | Garage Sq Ft | | |
| Electrical | Name | Coweta License # | | Total Sq Ft | | | |
| Contractor | Phone | State License # | | Estimated Cost | | | |
| Plumbing | Name | Coweta License # | | Application Approved By: | | | |
| Contractor | Phone | State License # | | | | | |
| Mechanical | Name | Coweta License # | | Date: | | | |
| Contractor | Phone | State License # | | | | | |
| Type of Improvement (Please Underline) | | | | Description of Work | | | |
| New Commercial Construction | | | | Existing use of land | | | |
| New Residential Construction | | | | | | | |
| Commercial Remodel | | | | Proposed use of land/bldg | | | |
| Residential Remodel | | | | | | | |
| Plumbing (Gas) | | | | Size (Sq Ft) | | | |
| Plumbing (Other) | | | | No. of Stories | | | |
| Electrical | | | | | | | |
| Mechanical | | | | | | | |
| Swimming pool | | | | No. of Families | | | |
| Demolition | | | | Diameter of Proposed Culvert | | | |
| Accessory Building | | | | | | | |
| Fire Restoration | | | | | | | |
| Movers Permit | | | | | | | |
| Mobile Home | | | | | | | |
| Foundation Only | | | | | | | |
| Temporary | | | | | | | |
| Applicant Remarks: | | | | | | | |

This permit expires if the building or work authorized herein is not commenced within 180 days from date of approval, or if work is suspended for a period of 180 days or abandoned. After expiration, this permit must be renewed before the work may be commenced again.

This approval grants permission to do the work covered by this application in accordance with plans as approved and all applicable city and state ordinances, regulations and laws governing location, construction and occupancy of building.

It is the responsibility of the owner/contractor to call for all necessary inspections. A Certificate of Occupancy must be obtained prior to use of the structure.

I hereby certify that the statements in this application and the attachments hereto are true and correct and that the property owner has given permission for this work to proceed. I further certify that all construction work under this permit will conform to the attached plans, specifications and drawings and to the Codes and Ordinances of the City of Coweta and that all electrical, plumbing, heat & air, sign and driveway construction shall be performed by contractors licensed by the State of Oklahoma and by the City of Coweta. With the execution of this building permit, I acknowledge and accept, as co-permittee, the terms and conditions of the stormwater pollution prevention plan.

Date: Printed Name: Signature:



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BUILDING PERMIT INFORMATION

For all permits, the most current City of Coweta Building Permit Application must be submitted with all unshaded areas filled out, signed and dated. You must designate the Primary Contact Person for each permit.

For residential permits, the following requirements must be met:

1. Submit one (1) copy of plot plan showing lot size, shape, and location.
2. Submit two (2) copies of construction plans including electrical and plumbing.
3. Show existing buildings, if any.
4. Show accurate dimensions of all yards, side yards, setbacks and easements.

For commercial permits, the following requirements must be met:

1. Submit two (2) copies of plot & construction plans which detail existing structures, proposed structures and/or additions and accurate dimensions of yard, side yard, setbacks and easements.
2. The construction plans shall detail size and type of foundation, construction of walls, ceilings, roofs, header sizes, window sizes and type, HVAC systems and all other pertinent information.
3. When adding onto an existing building, clearly show the lighting and ventilation of the space being added.

Please note that your project will be reviewed for compliance with local zoning codes. Please allow a minimum of two (2) working days for residential and five (5) working days for commercial permit reviews. All zoning requirements must be met before a building permit will be issued. If you have any questions concerning compliance with local zoning codes, please contact City Hall at (918) 486-2189. This information is also available on our website which is www.coweta.lib.ok.us.

ORDINANCE NO. 583

ORDINANCE ADDING SECTION 17-214(A) TO THE CODE OF ORDINANCES OF THE CITY OF COWETA, REQUIRING SANITARY SEWAGE POP-OFF DEVICE AND DECLARING AN EMERGENCY

WHEREAS, the City of Coweta maintains a sanitary sewer system for the benefit of the residents of the City of Coweta;

WHEREAS, a pop-off device is a necessary component for the protection of individual connections to the City of Coweta sewer system; and

THEREFORE, be it ordained by the City Council of the City of Coweta that the Ordinances of the City of Coweta are hereby amended as follows:

1. Section 17-214 is hereby added to the Code of Ordinances of the City of Coweta, with Section 17-214(A) to read as follows:

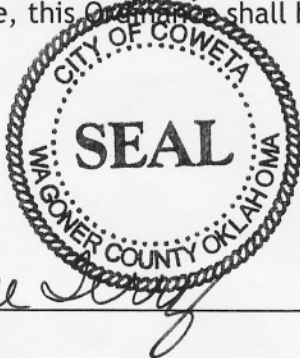
SECTION 17-214(A)

All private service lines connected to the City of Coweta public sewer system shall include a pop-off device, or other city-approved backflow prevention device, connected to the sanitary sewer clean out, to protect against backflow. Said device shall be of sufficient size and quality to prevent backflow to individual residences or businesses. All installed pop-off devices shall be registered with the City of Coweta and properly maintained and secured by said property owner.

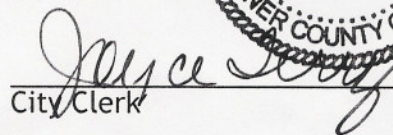
2. As a means of implementing this ordinance, the City shall provide a utility credit in an amount equal to the cost of purchase of said device, not to exceed twenty-five dollars, for those utility customers who present proof of purchase prior to December 31, 2002.

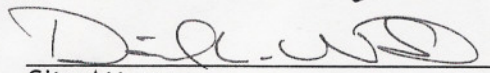
3. Failure to meet the conditions of this ordinance effectively exempts the City of Coweta from all liability in the event of a sanitary sewer back-up.

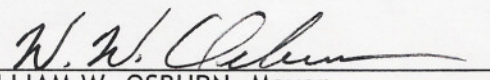
4. An emergency exists for the preservation of the public health, peace and safety, and therefore, this Ordinance shall become effective from and after the time of its passage and approval.



ATTEST:


City Clerk


City Attorney


WILLIAM W. OSBURN, Mayor

This Ordinance was voted on and approved by the City Council of the City of Coweta on the 15th day of July, 2002, with separate vote and approval of the emergency clause on that date.

EXHIBIT A
PARK AND RECREATION FEE

The Park and Recreation Fee shall be assessed and paid as follows:

1. Applicability and Amount Fee

Before a building permit is issued to construct any residential dwelling or commercial facility, the Park and Recreation Fee shall be paid for, and included in, the building permit application in the following amount:

| | |
|------------------------------|----------------------------------------|
| Single-Family Dwelling | \$50.00 + \$25.00 per bedroom |
| Duplex Dwelling | \$150.00 + \$25.00 per bedroom |
| Multi-Family Units | \$200.00 per dwelling unit |
| Mobile or Manufactured Homes | \$200.00 per lot or space |
| Commercial Facility | \$.01 cent per square foot of building |

2. Determination of the Fee

a. The number of bedrooms in each proposed dwelling unit shall be determined from the building plans filed with the building permit application and shall include as bedrooms, all rooms, however labeled on the plans (other than living rooms, dining rooms, dens, kitchens, and bathrooms), that are suitable for conversion to bedrooms. The number of bedrooms attributable to a unit shall include not only those areas labeled as bedrooms on the plans, but may include any area in the dwelling unit that (because of size, location, facilities, or relationship to other areas of the dwelling unit) is deemed divisible so as to create one or more additional bedrooms.

b. In the case of mobile or manufactured homes, the \$200.00 fee, per lot or space, shall be paid before the moving permit is issued or at the platting stage of the development. The applicable fee will be required to be paid before the final plat of a new manufactured home subdivision/park is signed and released for recording.

c. The total amount of the Park and Recreation Fee shall be determined by the Building Inspector of the City of Coweta based upon the plans submitted with the building permit application. If the applicant does not agree with the required fee, as determined by the Building Inspector, the decision of the Building Inspector may be appealed to the Coweta Board of Adjustment.

RESOLUTION NO. 2002-27

A RESOLUTION ESTABLISHING FEES AND COSTS CHARGED BY THE CITY OF COWETA FOR CITY OF COWETA SERVICES.

WHEREAS, the City Council of the City of Coweta has reviewed various fees charged for Park and Recreational Facilities to serve the community.

WHEREAS, as land is developed for residential and commercial use, the need for additional park land and improved recreational facilities to serve the community is created. In order to provide funds for this need, a Park and Recreation Fee shall be imposed on each building permit.

WHEREAS, the Parks and Recreation Board has reviewed and recommended the following fee schedule to ensure the City of Coweta will recover its expenses involved with maintaining the communities parks and development of additional parks and recreational facilities within the City.

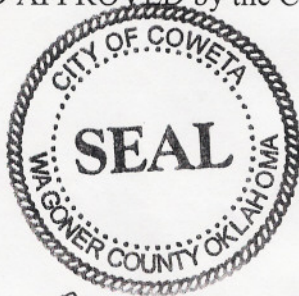
NOW, THEREFORE, be it resolved by the City Council of the City of Coweta, Oklahoma, that the additional fees listed in Exhibit A hereto are established for various park and recreation facility services, and are hereby established as fees to be charged by the City of Coweta for park and recreation facility development.

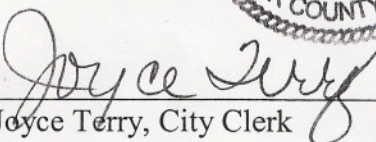
BE IT FURTHER resolved that the new park and recreation fee will be included in and made a part of Resolution 2001-41, a resolution establishing fees and costs charged by the City of Coweta for City of Coweta Services, which was previously approved by the Coweta City Council.


BE IT FURTHER resolved that the City Manager is authorized to charge any additional fees, or to adjust current fees, as needed, to ensure the City of Coweta will recover its expenses for municipal services.

PASSED AND APPROVED by the Coweta City Council this 18th day of November, 2002.

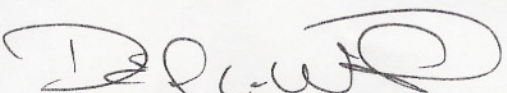
ATTEST:




Joyce Terry, City Clerk


W.W. Osburn, Mayor

APPROVED AS TO FORM:


David Weatherford, City Attorney



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October 3, 2005

To All Builders

Dear Builder:

Concerning utility charges which are assessed during new residential construction:

Once a water meter is set at a residential construction site, the City of Coweta will immediately begin billing the builder for water and sewer service only. However, once a "final all trades" inspection has been approved by the City of Coweta, the developer will then be billed for all services unless the account is discontinued by the developer or a new homeowner establishes utility service at that address.

Sincerely,

Tom Young
City Planner

Contractor:

We are pleased that you have decided to build in the City of Coweta. Coweta is a fast-growing, family-oriented community and we believe that you will enjoy your time here. If there is any way that we can be of assistance to you, please do not hesitate to ask.

Attached you will find all the information you should need on our permitting process.

The City of Coweta, like most all communities in Oklahoma, relies on sales tax for most of its financial support. Therefore, we would like to take this opportunity to point out to you that in the State of Oklahoma **sales tax is payable at the POINT OF DELIVERY**. What that means to you is that if you order your materials to be delivered to the jobsite here in Coweta, you should be paying City of Coweta tax on those materials. The Coweta tax rate is currently 8.65%. Please ensure that the vendors you use charge you Coweta tax at that rate. Please remember that delivery is the key; if you take the materials with you from the store you should pay tax to that local jurisdiction. If you or any of your vendors have any questions regarding this issue, please direct them to the Coweta City Clerk at (918)486-2189 or to the Oklahoma Tax Commission at (405) 522-6600.

Again, we are glad you are here and want you to know that we are here for you.

City of Coweta